APPENDIX C FEASIBILITY ASSESSMENT OF HOUSING PROTOTYPES WITH DENSITY BONUS

CITY OF LONG BEACH INCLUSIONARY HOUSING STUDY

June 13, 2003

List of Tables Appendix C

Feasibility Assessment of Housing Prototypes with Density Bonus

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Table C-1 **Feasibilty of Renter Housing Prototype Projects** Long Beach Inclusionary Housing Affordability Gap Analysis

PROTOTYPE		Renter 1	Renter 2
Total Unit Count		Kenter 1	
Zoning	PROTOTYPE	Townhomes	Type V Stacked Flats Apartments
FAR Resident Population	Total Unit Count	22 Units	50 Units
Resident Population Family Poduct Type Townhomes 2 Stacked Flats 5 Stories Stacked Flats 5 Stories Construction Type Type V Type V Type V Density (DU's/Acre) 25 70 Gross Site Area (Sq. Ft) 38,333 31,102 Net Land Area (Sq. Ft) 38,333 31,102 Lof Area Per Unit (SF) 1,742 622 Units by BR Count 0 0 0 Loft 0 0 0 One Bedroom 4 7 8 Two Bedroom/2 Bath 11 25 7 Three Bedroom 4 10 0 0 0 One Bedroom 900 80 0	Zoning	R-3-T	R-4-R, R-4-N
Product Type			
Construction Type	Resident Population	Family	Family
Density (DU's/Acre)	Product Type		
No. of Parking Spaces 1.00	Construction Type	Type V	Type V
Net Land Area (Sq. Ft) 38,333 31,102 622	Density (DU¹s/Acre)	25	70
Units by BR Count Loft	Gross Site Area (Sq. Ft.)	38,333	31,102
Units by BR Count 0 0 Loft 0 0 One Bedroom 4 7 Two Bedroom/1 Bath 3 8 Two Bedroom/2 Bath 11 25 Three Bedroom 4 10 Manager's (2 BR/2 BA) 0 0 Unit Size (Net SF) 8 0 Loft 0 0 0 One Bedroom 900 800 800 Two Bedroom/1 Bath 950 950 800 Two Bedroom/2 Bath 1000 1000 1000 Three Bedroom 1,011 984 Building Square Feet 1,011 984 Net Living Area 22,250 49,200 Community Space 0 0 0 Total Net Bldg, SF 22,250 49,200 49,200 Total Cross Bldg, SF 1 Level 1 Level 1 Level No. of Parking 1 Level 2 Series-Subterranean (Subterranean (Subterranean (Subterranean (Subterranean (Subterranean (Subterranean (Subterranean (Subterranea	•	38,333	31,102
Loft	Lot Area Per Unit (SF)	1,742	622
One Bedroom/T Bath Two Bedroom/1 Bath Two Bedroom/2 Bath Two Bedroom/2 Bath 111 25 3 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Units by BR Count		
Two Bedroom/1 Bath			
Two Bedroom/2 Bath			
Three Bedroom 4 10 Manager's (2 BR/2 BA) 0 0 Unit Size (Net SF) 0 0 Loft 0 0 0 One Bedroom /1 Bath 950 950 950 Two Bedroom/2 Bath 1000 1000 1100 Ave. (Exclud. Mgr's) 1200 1100 Ave. (Exclud. Mgr's) 984 Building Square Feet 0			
Manager's (2 BR/2 BA) 0 0 Unit Size (Net SF) 0 0 Loft 0 0 One Bedroom 9000 800 Two Bedroom/1 Bath 950 950 Two Bedroom/2 Bath 1000 11000 Three Bedroom 1200 11100 Ave. (Exclud. Mgr's) 1,011 984 Building Square Feet 22,250 49,200 Net Living Area 0 0 0 Community Space 0 0 0 Total Ret Bldg. SF 22,250 49,200 Total Gross Bldg. SF 24,722 54,667 Type of Parking 1 Level 1 Level 2 Levels Total Levels Parking 1 Level 2 Levels 2 Subterranean of the s			
Unit Size (Net SF) Loft			
Loft			
Two Bedroom/I Bath 950 950 Two Bedroom/2 Bath 1000 1000 Three Bedroom 1200 1100 Ave. (Exclud. Mgr's) 1,011 984 Building Square Feet		0	0
Two Bedroom/2 Bath 1000 1000 Three Bedroom 1200 1100 Ave. (Exclud. Mgr's) 1,011 984 Building Square Feet 22,250 49,200 Community Space 0 0 0 Total Net Bldg. SF 22,250 49,200 10	One Bedroom	900	800
Three Bedroom 1200 1100 Ave. (Exclud. Mgr's) 1,011 984 Building Square Feet 22,250 49,200 Net Living Area 20 0 0 Community Space 0 0 0 Total Net Bldg. SF 22,250 49,200 7 54,667 Type of Parking 1 Level 1 Level Subterranean (Subterranean Subterranean Subterranean Subterranean Subterranean (Subterranean Subterranean	Two Bedroom/1 Bath	950	950
Ave. (Exclud. Mgr's) 1,011 984 Building Square Feet 22,250 49,200 Net Living Area 0 0 Community Space 0 0 Total Net Bldg. SF 22,250 49,200 Total Gross Bldg. SF 24,722 54,667 Type of Parking 1 Level 1 Level Semi-Subterranean Subterranean of 1 Level 2 Levels No. of Parking Spaces 55 113 SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) 44 DU's/Acre Maximum Density (DU's/Acre) 25 DU's/Acre 44 DU's/Acre Maximum Building Height (Feet) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: Footprint (3) 12,361 10,933 Units 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot	Two Bedroom/2 Bath	1000	1000
Building Square Feet Net Living Area 22,250 49,200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Three Bedroom	1200	1100
Net Living Area 22,250 49,200 Community Space 0 0 Total Net Bldg. SF 22,250 49,200 Total Gross Bldg. SF 24,722 54,667 Type of Parking 1 Level 1 Level Semi-Subterranean Subterranean 1 Level No. of Parking Spaces 55 113 SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) 44 DU's/Acre 44 DU's/Acre Maximum Density (DU's/Acre) 25 DU's/Acre 44 DU's/Acre Maximum Building Height (Feet) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: Footprint (3) 11 12,361 10,933 Parking 7,508 7,721 7,500 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot <th><u> </u></th> <th>1,011</th> <th>984</th>	<u> </u>	1,011	984
Community Space 0 0 Total Net Bldg. SF 22,250 49,200 Total Gross Bldg. SF 24,722 54,667 Type of Parking 1 Level 1 Level Semi-Subterranean Subterranean Subterranean Total Levels Parking 1 Level 2 Levels No. of Parking Spaces 55 113 SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) 44 DU's/Acre 44 DU's/Acre Maximum Density (DU's/Acre) 25 DU's/Acre 44 DU's/Acre Maximum Building Height (Feet) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF Footprint (3) Units 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot			
Total Net Bldg. SF 22,250 49,200 Total Gross Bldg. SF 24,722 54,667 Type of Parking 1 Level 1 Level Semi-Subterranean Subterranean (9 1 Level 2 Levels No. of Parking Spaces 55 113 SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) 25 DU's/Acre 44 DU's/Acre Maximum Density (DU's/Acre) 28 Ft 65 Ft Maximum Building Height (Feet) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: 55 15,508 Footprint (3) 10,933 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot Fits on Lot			· ·
Total Gross Bidg. SF 24,722 54,667 Type of Parking 1 Level Semi-Subterranean 1 Level Semi-Subterranean 1 Level Subterranean 2 Levels Subterranean 2 Leve			
Semi-Subterranean Subterranean Comparison Compari			· ·
Total Levels Parking 1 Level 2 Levels No. of Parking Spaces 55 113 SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) 25 DU's/Acre 44 DU's/Acre Maximum Density (DU's/Acre) 28 Ft 65 Ft Maximum Building Height (Feet) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: 55 113 Footprint (3) 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot Fits on Lot	Type of Parking	1 Level	1 Level
No. of Parking Spaces 55 113 SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) Maximum Density (DU's/Acre) 25 DU's/Acre 44 DU's/Acre Maximum Building Height (Feet) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: Footprint (3) Units 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot			Subterranean (1)
SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) 25 DU's/Acre 44 DU's/Acre Maximum Density (DU's/Acre) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: 500 150 SF Footprint (3) 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot Fits on Lot	Total Levels Parking	1 Level	2 Levels
SF per Parking Space 136.5 SF 136.6 SF Total Parking Area 7,508 SF 15,441 SF Zoning Requirements: (2) 25 DU's/Acre 44 DU's/Acre Maximum Density (DU's/Acre) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: 500 150 SF Footprint (3) 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot Fits on Lot	No. of Parking Spaces	55	113
Zoning Requirements: (2)	SF per Parking Space	136.5 SF	136.6 SF
Maximum Density (DU's/Acre) 25 DU's/Acre 44 DU's/Acre Maximum Building Height (Feet) 28 Ft 65 Ft Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: Footprint (3) Units 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot Fits on Lot	Total Parking Area	7,508 SF	15,441 SF
Maximum Building Height (Feet) 28 Ft N/A 65 Ft 50% Maximum Lot Coverage Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: Footprint (3) 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot	Zoning Requirements: (2)		
Maximum Lot Coverage N/A 50% Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: Footprint (3) 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot		25 DU's/Acre	44 DU's/Acre
Min. Open Space Per Unit 200 SF 150 SF FAR and Lot Coverage: Footprint (3) Units 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot			
FAR and Lot Coverage: Footprint (3) Units 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot			
Footprint (3) 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot	Min. Open Space Per Unit	200 SF	150 SF
Units 12,361 10,933 Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot	_		
Parking 7,508 7,721 Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot	•	10.001	10.000
Open Space 4,400 7,500 Total (4) 19,869 18,433 Fits on Lot Fits on Lot			
Total (4)	<u> </u>		
Fits on Lot Fits on Lot	• •		
	Total (4)	· ·	
Let Coverege (E)	Lot Courses (E)		
Lot Coverage (5) 0.52 0.59 FAR (6) 0.64 1.76			

- (1) Plus 1 ground level parking.(2) Source: City of Long Beach Housing Element, April, 2001.
- (3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.
 (4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space
 (5) Unit footprint divided by net site area.
- (6) Gross unit plus parking square footage divided by net site area.

Table C-2 **Feasibiity of Renter Housing Prototype Projects** Long Beach Inclusionary Housing Affordability Gap Analysis

	1	ı
	Renter 1	Renter 2
		Type V Stacked
PROTOTYPE	Townhomes	Flats Apartments
Total Unit Count	28 Units	63 Units
Zoning	R-3-T	R-4-R, R-4-N
FAR Resident Population	0.82 Family	2.21 Family
Resident i opulation	T diffiny	I dililiy
Product Type	Townhomes	Stacked Flats
	2 Stories	5 Stories
Construction Type	Type V	Type V
Density (DU's/Acre)	32	88
Gross Site Area (Sq. Ft.)	38,333	31,102
Net Land Area (Sq. Ft)	38,333	31,102
Lot Area Per Unit (SF)	1,369	494
Units by BR Count		
Loft	0	0
One Bedroom	5	9
Two Bedroom/1 Bath Two Bedroom/2 Bath	4	10 32
Three Bedroom	5	12
Manager's (2 BR/2 BA)	0	0
Unit Size (Net SF)		
Loft	0	0
One Bedroom	900	800
Two Bedroom/1 Bath Two Bedroom/2 Bath	950 1000	950 1000
Three Bedroom	1200	1100
Ave. (Exclud. Mgr's)	1,011	984
Building Square Feet		
Net Living Area	28,300	61,900
Total Gross Bldg. SF	31,444	68,778
Type of Parking	1 Level	1 Level
T. (1) 1 P. 1'	Semi-Subterranean	Subterranean (1)
Total Levels Parking	1 Level	2 Levels
No. of Parking Spaces	69	141
SF per Parking Space	136.5 SF	136.6 SF
Total Parking Area	9,384 SF	19,301 SF
Zoning Requirements: (2)		
Maximum Density (DU's/Acre)	25 DU's/Acre	44 DU's/Acre
Maximum Building Height (Feet) Maximum Lot Coverage	28 Ft N/A	65 Ft 50%
Min. Open Space Per Unit	200 SF	150 SF
FAR and Lot Coverage:		
Footprint (3) Units	15 722	13 756
Onits Parking	15,722 9,384	13,756 9,651
Open Space	5,600	9,450
Total (4)	25,106	23,206
rotar (Ŧ)	Fits on Lot	Fits on Lot
Lot Coverage (5)	0.65	0.75
FAR (6)	0.82	2.21
	1	1

⁽¹⁾ Plus 1 ground level parking.

⁽²⁾ Source: City of Long Beach Housing Element, April, 2001.

⁽³⁾ Equals gross housing/parking square feet divided by the number of stories of housing/parking.(4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space.

⁽⁵⁾ Unit footprint divided by net site area.

⁽⁶⁾ Gross unit plus parking square footage divided by net site area.

Table C-3 **Feasibility of Renter Housing Prototype Projects** Long Beach Inclusionary Housing Affordability Gap Analysis

	Т	Г
	Renter 1	Renter 2
PROTOTYPE	Townhomes	Type V Stacked
		Flats Apartments
Total Unit Count Zoning	33 Units R-3-T	75 Units R-4-R, R-4-N
FAR	0.96	2.63
Resident Population	Family	Family
·	,	,
Product Type	Townhomes	Stacked Flats
	2 Stories	5 Stories
Construction Type	Type V	Type V
,,	/1	71
Density (DU's/Acre)	38	105
Gross Site Area (Sq. Ft.)	38,333	31,102
Net Land Area (Sq. Ft)	38,333	31,102
Lot Area Per Unit (SF)	1,162	415
Units by BR Count		
Loft	0	0
One Bedroom	6	11
Two Bedroom/1 Bath	5	12
Two Bedroom/2 Bath	17	38
Three Bedroom	5 0	14 0
Manager's (2 BR/2 BA) Unit Size (Net SF)	U	U
Loft	0	0
One Bedroom	900	800
Two Bedroom/1 Bath	950	950
Two Bedroom/2 Bath	1000	1000
Three Bedroom	1200	1100
Ave. (Exclud. Mgr's) Building Square Feet	1,011	984
Net Living Area	33,150	73,600
Total Gross Bldg. SF	36,833	81,778
Type of Parking	1 Level	1 Level
	Semi-Subterranean	Subterranean (1)
Total Levels Parking	1 Level	2 Levels
No. of Parking Spaces	83	170
SF per Parking Space	136.5 SF	136.6 SF
Total Parking Area	11,261 SF	23,162 SF
Zoning Requirements: (2)		
Maximum Density (DU's/Acre)	25 DU's/Acre	44 DU's/Acre
Maximum Building Height (Feet)	28 Ft	65 Ft
Maximum Lot Coverage	N/A	50%
Min. Open Space Per Unit	200 SF	150 SF
FAR and Lot Coverage:		
Footprint (3)		
Units	18,417	16,356
Parking	11,261	11,581
Open Space	6,600	11,250
Total (4)	29,678	27,606
Lot Coverage (E)	Fits on Lot	Fits on Lot
Lot Coverage (5) FAR (6)	0.77 0.96	0.89 2.63
IAN (U)	0.96	2.03

⁽¹⁾ Plus 1 ground level parking.

⁽²⁾ Source: City of Long Beach Housing Element, April, 2001.

⁽³⁾ Equals gross housing/parking square feet divided by the number of stories of housing/parking.(4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space.

⁽⁵⁾ Unit footprint divided by net site area.

⁽⁶⁾ Gross unit plus parking square footage divided by net site area.

Table C-4 Feasibility of Owner Housing Prototype Projects Long Beach Inclusionary Housing Analysis

	l I			
	Owner 1	Owner 2	Owner 3	Owner 4
	Single-Family	Attached		Type 1>75'
PROTOTYPE	Detached Infill	Townhomes	Type V Condos	Condos
Total Unit Count	10 Units	22 Units	50 Units	100 Units
Zoning	R-1-M, R-1-S, R-1-T	R-3-T	R-4-R, R-4-N	R-4-U
FAR	0.44	0.75	1.98	2.94
Resident Population	Family	Family	Family	Family
Product Type	SFD	Townhomes	Stacked Flats,	Stacked Flats,
	2 Story, PUD	2 Stories	4 Stories	6 Stories
Construction Type	Type V	Type V	Type V	Type I
Density (DU's/Acre)	15 DU's/Acre	25 DU's/Acre	70 DU's/Acre	100 DU's/Acre
Cuasa Sita Auga (Sa. Et.)	26.492	20 222	20.028	42 560
Gross Site Area (Sq. Ft.) Net Land Area (Sq. Ft)	36,482 29,185	38,333 38,333	30,928 30,928	43,560 43,560
Lot Area Per Unit (SF)	2,919	1,742	619	436
	_,,,,,	.,		100
Units by BR Count Lofts	0	0	0	10
One Bedroom	0	0	7	10
Two Bedroom/1 Bath	0	13	8	10
Two Bedroom/2 Bath	4	0	25	50
Three Bedroom	6	9	10	20
Unit Size (Net SF)				
Lofts	1,150	0	0	0
One Bedroom Two Bedroom/1 Bath	0 1150	0 925	750 925	750 925
Two Bedroom/2 Bath	1350	1,300	1,300	1,300
Three Bedroom	0	1,500	0	0
Ave. (Exclud. Mgr's)	1,270	1,160	903	818
Building Square Feet				
Total Net Bldg. SF	12,700	25,525	45,150	81,750
Total Gross Bldg. SF	12,700	28,889	61,222	128,235
Type of Parking	Attached	1 Level	1 Level	2 Levels
	Garages	Semi-Subterranean	Subterranean (1)	Subterranean (1)
	4,000 S.F.	7,508 S.F.	15,441 S.F.	30,724 S.F.
Total Levels Parking	N/A	1 Level	2 Levels	3 Levels
No. of Boulding Changes	20	55	113	225
No. of Parking Spaces SF per Parking Space	200 SF	137 SF	137 SF	137 SF
Total Parking Area	4,000 SF	7,508 SF	15,441 SF	30,724 SF
8	.,	.,		
Prototype Characteristics:				
Average Lot Area/Unit	2,919 SF	1,742 SF	619 SF	436 SF
Ave. Bldg. Footprint/Unit Zoning Requirements:	635 SF	N/A	N/A	N/A
Minimum Front Yard		N/A	N/A	N/A
	20	1 1// 1	1 1// 1	
Minimum Side Yard	20 4	N/A	N/A	N/A
Minimum Side Yard Minimum Rear Yard	20 4 10	N/A N/A	N/A N/A	N/A N/A
	4			
Minimum Rear Yard Buildable Footprint/Lot	4 10 969.384 Adequate to fit home	N/A N/A	N/A N/A	N/A N/A
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre)	4 10 969.384 Adequate to fit home 14 DU's/Acre	N/A N/A 25 DU's/Acre	N/A N/A 44 DU's/Acre	N/A N/A 108 DU's/Acre
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2)	4 10 969.384 Adequate to fit home	N/A N/A	N/A N/A	N/A N/A
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2) FAR and Lot Coverage	4 10 969.384 Adequate to fit home 14 DU's/Acre	N/A N/A 25 DU's/Acre	N/A N/A 44 DU's/Acre	N/A N/A 108 DU's/Acre
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2) FAR and Lot Coverage Footprint (3)	4 10 969.384 Adequate to fit home 14 DU's/Acre 16%	N/A N/A 25 DU's/Acre 200 SF	N/A N/A 44 DU's/Acre 150 SF	N/A N/A 108 DU's/Acre 150 SF
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2) FAR and Lot Coverage Footprint (3) Units	4 10 969.384 Adequate to fit home 14 DU's/Acre 16%	N/A N/A 25 DU's/Acre 200 SF	N/A N/A 44 DU's/Acre 150 SF	N/A N/A 108 DU's/Acre 150 SF 21,373
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2) FAR and Lot Coverage Footprint (3) Units Parking	4 10 969.384 Adequate to fit home 14 DU's/Acre 16% 6,350 4,000	N/A N/A 25 DU's/Acre 200 SF 14,444 7,508	N/A N/A 44 DU's/Acre 150 SF 15,306 7,721	N/A N/A 108 DU's/Acre 150 SF 21,373 10,241
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2) FAR and Lot Coverage Footprint (3) Units Parking Open Space	4 10 969.384 Adequate to fit home 14 DU's/Acre 16% 6,350 4,000 <u>467</u>	N/A N/A 25 DU's/Acre 200 SF 14,444 7,508 4,400	N/A N/A 44 DU's/Acre 150 SF 15,306 7,721 7,500	N/A N/A 108 DU's/Acre 150 SF 21,373 10,241 2,500
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2) FAR and Lot Coverage Footprint (3) Units Parking	4 10 969.384 Adequate to fit home 14 DU's/Acre 16% 6,350 4,000 467 10,817	N/A N/A 25 DU's/Acre 200 SF 14,444 7,508 4,400 26,352	N/A N/A 44 DU's/Acre 150 SF 15,306 7,721 7,500 22,806	N/A N/A 108 DU's/Acre 150 SF 21,373 10,241 2,500 23,873
Minimum Rear Yard Buildable Footprint/Lot Max. Density (DU's/Acre) Min. Open Space/Unit (2) FAR and Lot Coverage Footprint (3) Units Parking Open Space	4 10 969.384 Adequate to fit home 14 DU's/Acre 16% 6,350 4,000 <u>467</u>	N/A N/A 25 DU's/Acre 200 SF 14,444 7,508 4,400	N/A N/A 44 DU's/Acre 150 SF 15,306 7,721 7,500	N/A N/A 108 DU's/Acre 150 SF 21,373 10,241 2,500

⁽¹⁾ Plus 1 ground level parking.

⁽¹⁾ For Owner #3 and #4, equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count, zoning and prototype bedroom count distribution.

⁽²⁾ Equals weighted average open space required per unit based on open space requirments by bedroom count and zoning and prototype bedroom count distribution. 50% of total open space must be "common open space".

(3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.

(4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint.

For Owner #4, assumes open space is is provided in balconies and roof decks as well as on the ground floor.

⁽⁵⁾ Unit footprint divided by net site area.

⁽⁶⁾ Gross unit plus parking square footage divided by net site area.

Table C-5 Feasibility of Owner Housing Prototype Projects With Density Bonus Long Beach Inclusionary Housing Analysis

	Owner 1	Owner 2	Owner 3	Owner 4
PROTOTYPE	Single-Family Detached Infill	Attached Townhomes	Type V Condos	Type 1>75' Condos
Density Bonus Percent	25%	25%	25%	25%
Total Unit Count	13 Units	28 Units	63 Units	125 Units
Zoning	R-1-M, R-1-S, R-1-T	R-3-T	R-4-R, R-4-N	R-4-U
FAR	0.44	0.75	1.98	2.94
Resident Population	Family	Family	Family	Family
Product Type	Townhomes 2 Stories	Townhomes 2 Stories	Stacked Flats, 5 Stories	Stacked Flats, 9 Stories
Construction Type	Type V	Type V	Type V	Type I
Density (DU's/Acre)	19 DU's/Acre	32 DU's/Acre	89 DU's/Acre	125 DU's/Acre
Gross Site Area (Sq. Ft.)	36,482	38,333	30,928	43,560
Net Land Area (Sq. Ft)	29,185	38,333	30,928	43,560
Lot Area Per Unit (SF)	2,245	1,369	491	348
Units by BR Count	_	_		
Lofts	0	0	0	13
One Bedroom	0	0	9	13
Two Bedroom/1 Bath	0	17	10	13
Two Bedroom/2 Bath	5	0	32	63
Three Bedroom	8	11	12	23
Unit Size (Net SF)	0	0	0	800
Lofts	0	0		
One Bedroom Two Bedroom/1 Bath	0	1,100	800	800 1,000
Two Bedroom/2 Bath	1,150	0	1,000 1,100	1,100
Three Bedroom	· ·	-		
Ave. (Exclud. Mgr's)	1,350 1,270	1,300 1,182	1,400 1,102	1,400 1,090
_	1,270	1,102	1,102	1,090
Building Square Feet Total Net Bldg. SF	16,550	33,000	69,200	135,300
Total Gross Bldg. SF	16,550	36,667	76,889	159,176
Type of Parking	1 Level	1 Level	1 Level	2 Levels
	Semi-Subterranean	Semi-Subterranean	Subterranean (1)	Subterranean (1)
	3,425 S.F.	9,419 S.F.	19,267 S.F.	38,371 S.F.
Total Levels Parking	1 Level	1 Level	2 Levels	3 Levels
No. of Parking Spaces	25	69	141	281
SF per Parking Space	137 SF	137 SF	137 SF	137 SF
Total Parking Area	3,413 SF	9,419 SF	19,267 SF	38,371 SF
8	0,110	5,115 51		0.0/0.1.01
Prototype Characteristics:				
Average Lot Area/Unit	2,245 SF	1,369 SF	491 SF	348 SF
Ave. Bldg. Footprint/Unit	635 SF	N/A	N/A	N/A
Zoning Requirements:				
Minimum Front Yard	N/A	N/A	N/A	N/A
Minimum Side Yard	N/A	N/A	N/A	N/A
Minimum Rear Yard	N/A	N/A	N/A	N/A
Buildable Footprint/Lot	N/A	N/A	N/A	N/A
Max. Density (DU's/Acre) Min. Open Space/Unit (2)	14 DU's/Acre 16%	25 DU's/Acre 200 SF	44 DU's/Acre 150 SF	108 DU's/Acre 150 SF
FAR and Lot Coverage				
Footprint (3)				
Units	8,275	18,333	15,378	17,686
Parking	3,413	9,419	9,634	12,790
Open Space	359	5,600	9,450	2,083
Орен эрисе				
		22.252	24,828	19,770
Total (4)	12,047	33,352 Fits on Lot		
Total (4) Lot Coverage (5)	12,047 Fits on Lot 0.41	733,352 Fits on Lot 0.87	Fits on Lot 0.80	Fits on Lot 0.45

⁽¹⁾ Plus 1 ground level parking.

⁽¹⁾ For Owner #3 and #4, equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count, zoning and prototype bedroom count distribution.

⁽²⁾ Equals weighted average open space required per unit based on open space requirments by bedroom count and zoning

and prototype bedroom count distribution. 50% of total open space must be "common open space".

(3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.

(4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint. For Owner #4, assumes open space is is provided in balconies and roof decks as well as on the ground floor.

⁽⁵⁾ Unit footprint divided by net site area.

⁽⁶⁾ Gross unit plus parking square footage divided by net site area.

Table C-6 Feasibility of Owner Housing Prototype Projects With Density Bonus Long Beach Inclusionary Housing Analysis

	Owner 1	Owner 2	Owner 3	Owner 4
PROTOTYPE	Single-Family Detached Infill	Attached Townhomes	Type V Condos	Type 1>75' Condos
	Detached IIIII	Townsomes	Type V condos	Condos
Density Bonus Percent	50%	50%	50%	50%
Total Unit Count	15 Units	33 Units	75 Units	150 Units
Zoning	R-1-M, R-1-S, R-1-T	R-3-T	R-4-R, R-4-N	R-4-U
FAR	0.44	0.75	1.98	2.94
Resident Population	Family	Family	Family	Family
	,	,		,
Product Type	Townhomes 2 Stories	Townhomes 2 Stories	Stacked Flats, 5 Stories	Stacked Flats, 9 Stories
Construction Type	Type V	Type V	Type V	Type I
Density (DU's/Acre)	22 DU's/Acre	38 DU's/Acre	106 DU's/Acre	150 DU's/Acre
Gross Site Area (Sq. Ft.)	36,482	38,333	30,928	43,560
Net Land Area (Sq. Ft)	29,185	38,333	30,928	43,560
Lot Area Per Unit (SF)	1,946	1,162	412	290
20171164 7 61 01111 (017)	1,510	1,102		230
Units by BR Count				
Lofts	0	0	0	15
One Bedroom	0	0	11	15
Two Bedroom/1 Bath	0	20	12	15
Two Bedroom/2 Bath	6	0	38	75
Three Bedroom	9	13	38 14	30
Unit Size (Net SF)	9	13	14	30
Lofts	0	0	0	800
One Bedroom	0	0	800	800
Two Bedroom/1 Bath	0	1,100	1,000	1,000
Two Bedroom/2 Bath	1,150	0	1,100	1,100
Three Bedroom	1,350	1,300	1,400	1,400
Ave. (Exclud. Mgr's)	1,270	1,182	1,102	1,090
Building Square Feet	1,270	1,102	1,102	1,050
Total Net Bldg. SF	19,050	38,900	82,200	163,500
Total Gross Bldg. SF	19,050	43,222	91,333	192,353
	,	,		,
Type of Parking	Attached	1 Level	1 Level	2 Levels
	Garages	Semi-Subterranean	Subterranean (1)	Subterranean (1)
	4,110 S.F.	11,330 S.F.	23,230 S.F.	46,154 S.F.
Total Levels Parking	N/A	1 Level	2 Levels	3 Levels
_				
	2.0	0.0	480	222
No. of Parking Spaces	30	83	170	338
SF per Parking Space	200 SF	137 SF	137 SF	137 SF
Total Parking Area	6,000 SF	11,330 SF	23,230 SF	46,154 SF
Prototype Characteristics:	1.046.65	1.160.05	412.65	200.05
Average Lot Area/Unit	1,946 SF	1,162 SF	412 SF	290 SF
Ave. Bldg. Footprint/Unit	635 SF	N/A	N/A	N/A
Zoning Requirements:	20	N1/A	N1/A	N1/A
Minimum Front Yard	20	N/A	N/A	N/A
Minimum Side Yard	4	N/A	N/A	N/A
Minimum Rear Yard	10	N/A	N/A	N/A
Buildable Footprint/Lot	126.256	N/A	N/A	N/A
	Adequate to fit home	OF DUIL 14	44 51 11 12	100 D: " '
Max. Density (DU's/Acre)	14 DU's/Acre	25 DU's/Acre	44 DU's/Acre	108 DU's/Acre
Min. Open Space/Unit (2)	16%	200 SF	150 SF	150 SF
FAR and Lot Coverage				
•				
Footprint (3)	0.535	21 (11	10 267	21 272
Units	9,525	21,611	18,267	21,373
Parking	6,000	11,330	11,615	15,385
Open Space	311	6,600	11,250	2,500
Total (4)	15,836	39,541	29,517	23,873
	Fits on Lot	Does Not Fit on Lot	Fits on Lot	Fits on Lot
Lot Coverage (5)	0.54	1.03	0.95	0.55
FAR (6)	0.65	1.13	2.95	4.42
FAK (b)	0.65	1.13	2.95	4.42

⁽¹⁾ Plus 1 ground level parking.

⁽¹⁾ For Owner #3 and #4, equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count, zoning and prototype bedroom count distribution.

⁽²⁾ Equals weighted average open space required per unit based on open space requirments by bedroom count and zoning

and prototype bedroom count distribution. 50% of total open space must be "common open space".

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(4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint. For Owner #4, assumes open space is is provided in balconies and roof decks as well as on the ground floor.

⁽⁵⁾ Unit footprint divided by net site area.

⁽⁶⁾ Gross unit plus parking square footage divided by net site area.